



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

## STAFF REPORT

**April 4, 2013**

### REQUESTS:

- Final Design Approval/Stadium Place PUD #102 – 901 East 36th Street
- Minor Subdivision Final Plans/ 901 East 36th Street

### RECOMMENDATIONS:

- Final Design Approval: Approval
- Minor Subdivision Final Plans: Approval

**STAFF:** Eric Tiso

**PETITIONER:** Presbyterian Senior Living, DBA Presbyterian Homes

**OWNER:** Mayor and City Council of Baltimore

### SITE/GENERAL AREA

Site Conditions: The Stadium Place PUD is 32.385± acres of land bounded by 33<sup>rd</sup> and 36<sup>th</sup> Streets and Ellerslie and Ednor Roads. A green oval space has been located at the center of the site, and it establishes the community and visual focal point for the entire development. On the western side of the oval, The Harry and Jeanette Weinberg YMCA and daycare were completed in September, 2004, with associated playfields and playground within the following year. On the east side of the oval are four extant senior housing buildings – Venables I and II and Ednors I and II. The land at the northwest corner of 33<sup>rd</sup> Street and Ednor Road is currently awaiting development as a commercial hub for the community. The center of the PUD area has been developed as a multi-use sports field by the Cal Ripken, Sr. Foundation. The remaining land on the north side of the oval, within Lot 2, has previously been designated for the development of six condominium buildings. As part of that overall plan, the eastern portion of Lot 2 is the subject of this action and is proposed to be subdivided and developed with a senior housing building to be known as Heritage Run.

General Area: To the south of the Stadium Place PUD site is the former Eastern High School, which has been developed by the John Hopkins University for offices, research facilities and an incubator. This site is also a PUD. To the south of the Eastern High School and Stadium Place sites are the neighborhoods of Better Waverly and Coldstream Homestead Montebello (CHM). These neighborhoods are characterized by two-story row houses and single-family detached frame homes (R-7 and R-8). To the west is the Waverly neighborhood, which includes a small historic district. This neighborhood consists primarily of two-story brick row houses (R-6). To the north and east is the Ednor Gardens Lakeside neighborhood, which is characterized by single-family row houses, semi-detached and detached houses (R-3 and R-6).

## **HISTORY**

- In 1987, the City established the Stadium Task Force to explore reuse proposals for the stadium site.
- In January 1999, the City put out a Request for Proposal for the redevelopment of the site. The GEDCO's proposal for a retirement community and YMCA's proposal for recreational facilities were selected.
- Ordinance #00-113, approved December 2, 2000, established Stadium Place as Residential Planned Unit Development.
- Ordinance #01-267, approved December 7, 2001 authorized the Mayor and City Council to sell the former Memorial Stadium property.
- On May 16, 2002, the Planning Commission approved the Final Subdivision Plan for the Stadium Place PUD property and the Final Development Plan for the Venable Senior Apartment Building.
- On May 22, 2003, the Planning Commission approved the Final Design of the Ednor Senior Apartment Building.
- On November 20, 2003, the Planning Commission approved the Final Design of the YMCA daycare addition.
- On October 28, 2004, the Planning Commission approved the Final Design of the Venable II Apartment Building.
- On March 24, 2005, the Planning Commission approved the Final Design of the Community-Built Playground.
- On March 22, 2007, the Planning Commission approved a Minor Amendment and the Final Design for Stadium Place Lot 2 Condominiums.
- On May 17, 2007, the Planning Commission approved a Minor Amendment and the Final Design of the Ednor II Senior Housing building.
- On June 25, 2009, the Planning Commission approved a Minor Amendment, Final Design Approval and the Final Subdivision and Development Plan for the Green House Residences.
- On December 17, 2009, the Planning Commission approved a Final Design Approval for the Cal Ripken Sr. Foundation Youth Development Field.

## **CONFORMITY TO PLANS**

The proposed Final Subdivision and Development Plan is consistent with the Comprehensive Master Plan's Live Section, Goal #1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

## **ANALYSIS**

Background: This portion of the Stadium Place PUD was previously approved for a senior housing building in this location in March of 2007 (then titled simply "Lot 2"). In that approval, Lot 2 was comprised of 5.328± acres of land, and approved six three-story buildings, with a total of 148 units. Two of those buildings on the eastern end of Lot 2 were to be known as 1060 and 1065 East 33<sup>rd</sup> Street, and would have had 28 and 25 units respectively (i.e. 53 of the 148 units total). It is this portion of the site that is now proposed for a revised final design approval.

Final Design Approval: This portion of the PUD was previously approved for two buildings with very similar design and height. The total number of dwelling units within the PUD remains below the maximum development potential of the PUD, and so is allowed. The elevations have been modernized, and so a revised approval is required per §9-118 of the Baltimore City Zoning Code (BCZC). Additionally, the two buildings have been linked by a one-story ground-level connection, and so functions as one conjoined building. Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed building is compatible with the design concept of the PUD. The revised design will provide for 73 dwelling units. Though the unit count has increased, due to a reduction in average in square footage of the units, the general bulk of the building has remained the same.

Subdivision: 901 East 36<sup>th</sup> Street is proposed to be subdivided into two lots. The proposed Lot 2C will be sold for redevelopment and will contain 68,800 sqft (1.5794± acres). The buildings will be assigned addresses as 1080 and 1090 East 33<sup>rd</sup> Street. The remainder of the lot will be reserved for future development.

As part of the review of this project, staff considered the following:

- PUD Compliance: This proposal complies with the general intent of the last approved development plan.
- Site Plan: The revised proposal is nearly identical in function to the previously approved development plan, and there are no significant changes to site layout or access. For these reasons, staff approves the site plan for functionality and consistency with the previously approved development plan.
- Landscaping: For this portion of the PUD, 24 trees are required, 27.5 tree credits will be provided. This fractional number may appear odd, but the proposed landscape plan shows 21 major trees and 13 minor trees to be planted. Minor trees are counted as half of a major tree for program purposes, thus a total credit for 27.5 trees.
- Elevations: The proposed building will be sheathed in fiber cement siding, with manufactured stone veneer at the base of the building. Fiber cement board and batten board will be used as trim, and the roof will be covered in asphalt shingles. The heights of the building will remain below 40' (measured as an average of the peak), and so are consistent with the previous approval.
- Subdivision Regulations: As this subdivision will result in a single lot being divided into two lots, it can be approved by the Planning Commission as a minor subdivision.

Notifications: Staff sent notification of this meeting to the Waverly Improvement Association and the Ednor-Gardens Lakeside Civic Association.

**Thomas J. Stosur**  
**Director**